

# SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS CHAIRMAN JASON KEMPER DIRECTOR

# Meeting Agenda Planning Department Conference Room December 15, 2022 4 pm

- 1. Call to Order
- 2. Approval of Previous Meeting Minutes

### 3. REFERRALS

#### 22-139 DCG Wood Road - Site Plan Review

**Town of Clifton Park** 

Location: Wood Road (Northway/I-87)

After a proposed 2-lot subdivision, a proposal to construct two (2) 31,000 s.f. multi-use industrial buildings on the 7.7-acre parcel and a 10,000 s.f. multi-use industrial building on a 4.0-acre parcel within the Town's L-2 zone.

### 22-155 Alda Enterprises of Albany – Site Plan Review

**Town of Clifton Park** 

Location: US Rt 9 (Town of Halfmoon)

A proposed 10,650 s.f., two-story medical facility building to be constructed on an existing 1.21-acre parcel with a single full access driveway out to Rt. 9.

#### 22-156 Mount Whitney Meadows, LLC - Site Plan Review

**Town of Clifton Park** 

Location: Ushers Road/NYTS Rt 911T (I-87/Norhtway)

A proposed construction of a Business Park consisting of a 9,000 s.f. addition onto an existing 7,500 s.f. building plus the construction of three separate flex storage buildings with a total area of 30,000 s.f. on a 7.63-acre parcel off of Ushers Road.

#### 22-158 Barnash - Use Variance

**Village of Corinth** 

Location: Ash Street (Town of Corinth)

A proposal to place a mobile home on a 0.15-acre parcel within the Village's Residential 1 zone where mobile homes are not listed as a permitted use.

### 22-159 New Country Motor Car Group Inc. - Area Variance

**Town of Halfmoon** 

Location: NYS Rt 146 & Upper Newtown Rd/CR-86.

A proposal to construct a 2,218 s.f. addition to the existing 25,780 s.f. auto sales and repair facility has caused the need for front yard setback relief. The proposed addition will have a 68.3 ft. front yard setback when 70 ft is the minimum allowed within the Town's C-1 and the Town's Route 146 Overlay Zone.

## 22-160 Town Auto Inc. - Site Plan Review

**Town of Halfmoon** 

Location: NYS Rt 146

A proposal to utilize an existing 988 s.f. home into a car dealership on an existing 1.46-acre, commercial zoned parcel off of Rt 146. The proposal is to re-develop the house into an office and provide 47 parking/display area in the rear of the site.

## 22-161 Arnoff Global Logistics - Ph. 6 - Area Variance

**Town of Malta** 

Location: Stonebreak Rd./CR-77

With its fourth building to be constructed at the site, a proposed 110,164 s.f. warehouse building is seeking relief of 9.2 ft. due to the maximum allowed height for a building in the Luther Forest PDD #9 is 30 ft.

#### 22-162 Dish Wireless - Site Plan Review

Town of Ballston

Location: NYS RT 50

A proposed colocation of three antennas at the 155 ft elevation of the existing 198 ft. monopole telecommunication tower and to place a 5ft x 7ft equipment pad within the existing fenced in compound.

## 22-163 Milczarek - Special Use Permit

**Town of Halfmoon** 

Location: English Road (Zim Smith Trail & Town of Clifton Park)

Due to a proposed residential subdivision within the Town's Light Industrial/Commercial zone, the Town requires a special use permit review for a residential use in a non-residential zone.

#### 22-164 Town of Clifton Park – Zoning Amendment-Map

**Town of Clifton Park** 

Location: Town-wide

A proposed update to the Town's Zoning Map to reflect changes of its Form Base Code and PDD's since 2006.

### 4. **SUBDIVISIONS**

#### 22-A-51 DCG Wood Road – Subdivision Review

**Town of Clifton Park** 

Location: Wood Road (Northway/I-87)

A proposed 2-lot subdivision of an existing 11.7-acre to create a 4.0-acre parcel and a 7.7-acre parcel.

#### 22-A-59 Milczarek - Subdivision Review

**Town of Clifton Park** 

Location: English Road (Zim Smith Trail & Town of Halfmoon)

A proposed three-lot subdivision involving an existing 63.89-acre parcel that is bisected by the Zim Smith Trail and the shared boundary with the Town of Halfmoon. Lot 1 will be a 10.7-acre parcel with an existing house on the Southside of English Road. Lot 2 will be a vacant 17.3-acre parcel with English Road to its South and the Zim Smith Trail to its North. Lot 3 will be a 35.9-acre parcel on the Northside of the ZST with no road frontage and is slated to be dedicated to the Town of C.P.

#### 22-A-60 Milczarek - Subdivision Review

Town of Halfmoon

Location: English Road (Zim Smith Trail & Town of Clifton Park)

A proposed three-lot subdivision involving an existing 63.89-acre parcel that is bisected by the Zim Smith Trail and the shared boundary with the Town of Halfmoon. Lot 1 will be a 10.7-acre parcel with an existing house on the Southside of English Road. Lot 2 will be a vacant 17.3-acre parcel with English Road to its South and the Zim Smith Trail to its North. Lot 3 will be a 35.9-acre parcel on the Northside of the ZST with no road frontage and is slated to be dedicated to the Town of C.P.

#### 22-A-61 Sherman Oak Farm – Subdivision Review

Town of Northumberland

Location: Austin Rd & West River Rd/CR-29 (Hudson River Ag. Dist. #1)

Proposed lot line adjustments and a subdivision involving three existing parcels on Austin Rd and West River Rd. Of the three involved lots, lot 5A is vacant parcel and will be subdivide to create a 5 ac. parcel across West River Rd and adjacent to the Hudson River.

## 5. MOUs

## 22-147MOU Cardona's Saratoga LLC - Site Plan Review

**City of Saratoga Springs** 

Location: NW corner of Birch St. & Washington Street (NYS Rt 29)

Proposed construction in T-4 District of a one-floor 2,000 s.f. addition to the rear of the existing (formerly Roma's) specialty market and deli.

Concurrence:

#### 22-A-55MOU Timberlake - Subdivision Review

**City of Saratoga Springs** 

Location: Kirby Road and Glenwood Road within referrable distance from Washington St. (NYS Rt 29).

A two-lot subdivision to be created by subdividing an existing 0.46-acre parcel into two 0.23-acre parcels. One parcel has existing residential improvements while the other will be vacant parcel proposed for a single-family use.

Concurrence: Cynthia Young and Devin Dal Pos

#### 22-157MOU Catricala Funeral Home - Site Plan Review

**Town of Halfmoon** 

Location: U.S. Rt 9

A proposed construction of a 28 ft. X 30 ft. storage garage in the rears of the existing funeral home site which is located on a 0.95-acre parcel off of U.S. Rt 9.

Concurrence: Cynthia Young and Ian Murray

## 22-A-62MOU Kearns - Subdivision Review

Town of Saratoga

Location: NYS Rt 32 (Town of Stillwater & Ag. Dist. #1)

A proposal to subdivide an existing 34-acre parcel into two parcels of 24-acres and 10-acres off of NYS Rt 32. The proposed 10-acre parcel will have existing residential improvements, including an existing driveway onto NYS Rt 32.

Concurrence: Cynthia Young and Devin Dal Pos

## 6. Other Business

- a. 2023 Meeting Schedule
- b. Planning Conference Update
  - i. Moderator Choices
- c. Round Lake Memorandum of Understanding

# 7. Adjournment

**Disclaimer:** Saratoga County Planning Board agendas are subject to change. Please call the Saratoga County Planning Department at 518-884-4746 for more information.